

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
828-5220

**Project Name:** Star Motors

**Case #:** 53-R-01

**Date:** April 10, 2001

**Comments:**

1. Show accessible route from highway. Comply with Florida Accessibility Code.

**DRC**  
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**REPORT**

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Star Motors

**Case #:** 53-R-01

**Date:** 4-10-01

**Comments:**

- 1) Fire sprinkler system required as per 3801.3 e and 1807 of the SFBC.
- 2) Fire lane may be required as per 5211.2 (g) (2) (aa) of the SFBC.
- 3) Show fire main, hydrants, DDC and FDC 's on civil plan.
- 4) Flow test required.

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**Division:** Engineering

**Member:** Tim Welch  
828-55123

**Project Name:** Star Motors

**Case #:** 53-R-01

**Date:** 4-10-01

**Comments:**

Engineering Comments will be available at the DRC Meeting.

DRC  
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REPORT

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Star Motors

**Case #:** 53-R-01

**Date:** April 10, 2001

**Comments:**

While the building structure does not appear to impact the City's public safety radio system, it appears the proposed tower must comply with City Ordinance ***Section 47-18.11 Communication towers, structures and stations***. Should this structure be approved, any modifications or installation of antennas shall be submitted for review prior to construction.

**DRC**  
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**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** Star Motors

**Case #:** 53-R-01

**Date:** 4/10/01

**Comments:**

1. Make sure that trees are planted in areas that have at least an 8' wide planting area width. Certain areas on the site plan that dimension at less than the required width show trees on the Landscape Plan.
2. Recommend that streetscape plantings be reviewed by the appropriate neighborhood associations. It is also recommended that streetscape schemes have the Live Oak as the primary element.
3. The scale shown on the Landscape Plan is incorrect.
4. Provide the calculations that show that the vehicular use area interior landscape area requirements are met. Also, provide calculations for 3" caliber shade trees in interior landscape areas that are at least 15' in width.
5. Provide a comprehensive list of the existing trees and palms on site, their names and sizes. All Tree Preservation Ordinance requirements apply. If there are "large, desirable existing trees", and a reasonable modification of the site plan can save such trees, plan design may be required. Any trees which would be considered good candidates for relocation (if relocation would be a preferred option) should be relocated. Indicate the location of all trees for which preservation is appropriate on the Landscape Plan. As far as trees which are removed, "equivalent replacement" is to be above minimum site Code requirements. Any requirements relating to "speciman trees" apply.
6. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the landscape plan.
7. Any requirements regarding fence landscape apply. Label the fences on the Landscape Plan. Also, provide calcs. that verifies the 10' average buffer where a V.U.A. abuts a R.O.W.

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**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Star Motors

**Case #:** 53-R-01

**Date:** April 10, 2001

**Comments:**

Request: 81,000 s.f. Auto Dealership

1. As of November 7, 2000, this site is subject to the Zoning in Progress for State Road 84. The new requirements are as follows:
  - a. Installation of a row of shade trees at least four feet from the edge of curb or otherwise directed by FDOT. [Species at least 14' to 16' in height at time of planting (where appropriate): Live Oak and Gumbo Limbo. If located near existing overhead power lines: Silver Buttonwood and Wax Myrtle.]
  - b. An eight-foot wide pedestrian pathway to be installed and/or continued from an abutting property, at least four feet from the row of shade trees.
  - c. A 24" hedge abutting the front of the building.
  - d. A minimum of 75% of the linear frontage of a parcel shall be occupied by a ground floor building wall located no further than five feet from the pedestrian pathway along the street. DRC can approve a reduction to 70% to allow for vehicular entrance requirements, landscape requirements and other site design requirements.
  - e. A minimum of 35% of the first floor façade of the building shall utilize transparent elements, such as windows, doors and other fenestration.
  - f. Awnings, canopies or arcades shall be required over all doors, windows, and other transparent elements.
  - g. A pedestrian connection must be provided between the principal entrance of the structure and the pedestrian pathway.
2. Provide a narrative of operations including hours of operation, traffic circulation for service customers and new sales customers, security measures and major/minor repair functions.
3. Explain the use of the rooftop garage (i.e. for customer use or employee use?)
4. Provide color board with proposed colors and materials for all elevations.
5. Provide detail of the roof canopy.

**DRC**  
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**REPORT**

6. Label elevations: north, south, east and west.
7. The site plan table shows 52 bays but Sheet A1 has 51 labeled bays and a total of 57 bays (6 unlabeled). Please correct.
8. The display/inventory areas are subject to ULDR Section 47-19.9, Outdoor uses.
9. Discuss the employee parking area with zoning representative. This area must stand alone as a separate site given that there is a street separating it from the main project.
10. The scale on the landscape plan is mislabeled – it should be 1" = 20'. Label dimensions of landscape islands to show compliance with ULDR Section 47-21.9, landscape requirements for vehicular use areas.
11. Discuss proposed number and size of signs with zoning representative. Freestanding and pylon signs shall not exceed 14 feet in height.
12. Discuss the number of ingress/egress points with engineering representative.
13. Illustrate how the delivery trucks will enter and exit the site. Consider shifting the ingress point located at the entrance to the parking garage ramp so that it lines up with the loading zone area.
14. Discuss the slope of ramp for the garage. It should not exceed 12%.
15. Three type II loading zones are required for buildings between 75,000 and 120,000 square feet.
16. Discuss whether or not a traffic study is needed with engineering representative.
17. Additional comments may be forthcoming at DRC meeting.

**DRC**  
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**Division:** Plumbing

**Member:** Ted DeSmith  
828-5232

**Project Name:** Star Motors

**Case #:** 53-R-01

**Date:** April 10, 2001

**Comments:**

1. Possible sewer and water impact fees, unable to determine at this time with the information provided.
2. Provide site plan showing sewer and water services to the building, including fire services with required backflows.
3. Provide storm water calculations.
4. If garage drains are installed in the service shop, see SFBC 4612.3 for Sand & Oil Interceptor requirements. Show location on site plan.
5. Sand & Oil Interceptor required for car wash area. Show location on site plan.
6. If cooling tower is be installed and water is required for make-up, show separate water meter at property line for cooling tower.
7. Provide restroom calculations, drinking fountains, and service sinks. Show on plan.



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Division: Police

Member: Robert Dodder  
759-6421  
Beeper 497-0628

Project Name: Star Motors

Case #: 53-R-01

Date: 4-10-01

**Comments:**

1. What type of perimeter control system will be used?
2. Consider a card reader system that is capable of producing an audit trail, for the non-public portions of the facility.
3. Consider video motion detection as a portion of the intrusion detection system.
4. C.C.T.V. (including video motion) should be used in specific location within the facility.

**DRC**  
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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Star Motors

**Case #:** 53-R-01

**Date:** 4/10/01

**Comments:**

1. Zoning in progress for State Road 84 applies to the proposed development site. Regulations for State Road 84 Interdistrict Corridor are found Planning and Zoning Board Case No. 12-T-00.
2. Provide a narrative of the business operations, rooftop parking, vehicle loading and unloading operation, trash pickup, sales and service hours, types of service performed etc.
3. Provide design details of rooftop canopy.
4. Provide three (3) type II loading zones in accordance with section 47-20.2 Table 2 Loading Zone requirements.
5. Ramp slope shall not exceed a twelve percent slope (12%) in accordance with section 47-20.9.
6. Discuss site circulation with Planning and Engineering representatives.
7. Signs shall comply with section 47-22. The total number of signs on any one (1) lot or plot shall not exceed four (4) in which no more than two (2) being freestanding. Only two points of purchase are permitted. Maximum height allowed for freestanding signs is 14 feet and maximum aggregate area is 300 square feet for each lineal foot of frontage. Wall signs shall not exceed twenty five percent of the wall area or a maximum of 300 square feet aggregate area. Tower sign is prohibited. Will billboard be removed?
8. Employee parking is not consider a part of the development site and shall be developed as a separate development. A development site is defined as a lot or parcel of land or combination of lots or parcels of land for development. A parcel is defined as any abutting lots or parcels of land. Abutting is defined as a lot or parcel of land that shares all or part of a common lot line with another lot or parcel or land.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

9. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
10. Additional comments maybe discussed at DRC meeting.